



Seven Oaks Crescent,  
Bramcote, Nottingham  
NG9 3FW

**£335,000 Freehold**



A 1950's built three-bedroom detached house on a generous plot.

Offered to the market for the first time since 1972, this well presented, clean and tidy house, offers excellent potential for the incoming purchaser to upgrade and remodel to their taste and requirements.

In brief the internal accommodation comprises: entrance porch, entrance hallway, WC, dining room, sitting room, and kitchen, rising to the first floor, are two double bedrooms, a further single bedroom, WC and bathroom.

Outside, the property has an established front garden, and a drive, with gated access to further hard standing with the garage beyond, and to the rear the property has an extensive elevated mature garden.

Offered to the market with the benefit of chain free vacant possession, and being situated in a established and convenient residential location, this great property will suit a variety of potential purchaser.



### Entrance Porch

UPVC double glazed entrance door, tiled flooring, and secondary wooden door to entrance hall.

### Entrance Hall

Radiator, stairs off to the first floor landing, under stairs cupboard, wall mounted Worcester boiler.

### WC

Fitted with a WC, wash-hand basin inset to vanity unit, radiator, and UPVC double glazed window.

### Dining Room

12'11" x 11'10" (3.94m x 3.62m)

UPVC double glazed bay window, radiator, and electric fuel effect fire with tiled surround.

### Lounge

13'0" x 10'10" (3.97m x 3.32m )

UPVC double glazed patio door to the rear, radiator, fuel effect gas fire with Adam-style surround.

### Kitchen

12'7" x 7'4" (3.84m x 2.26m )

Fitted wall and base units, work surfacing with tiled splashback, Zanussi gas cooker, with air filter above, single sink and drainer unit with mixer tap, plumbing for a washing machine, and dishwasher, tiled flooring, radiator, UPVC double glazed window, and UPVC double glazed door to the exterior.

### First Floor Landing

UPVC double glazed window to the side.

### Bedroom One

12'10" x 11'10" (3.93m x 3.61m )

UPVC double glazed window, radiator, fitted wardrobe and dressing table.

### Bedroom Two

13'0" x 10'9" (3.98m x 3.30m )

UPVC double glazed window and radiator.

### Bedroom Three

6'9" x 6'5" (2.08m x 1.97m )

UPVC double glazed window and radiator.

### WC

Fitted with a WC, and UPVC double glazed window.

### Bathroom

Pedestal wash-hand basin, bath with MX-shower over, fully tiled walls, airing cupboard housing the hot water cylinder, wall mounted heated towel rail, UPVC double glazed window.

### Outside

To the front the property has an established garden, with gravelled area and mature shrubs, and a drive providing car standing, with gated access to a further area of hard standing, with the detached garage beyond. To the rear the property has a mature and particularly private garden with patio and outside tap, rockery border, steps up to an elevated garden, which is primarily lawned with various well stocked beds and borders with shrubs and trees, and a further low maintenance landscaped gravelled area with shrubs and trees.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

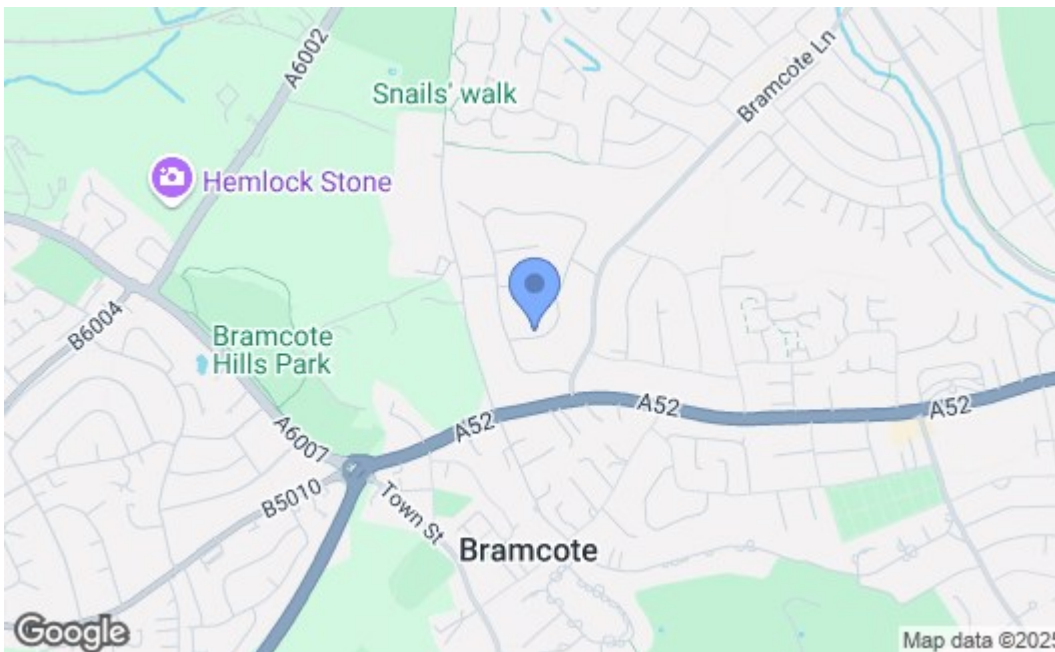
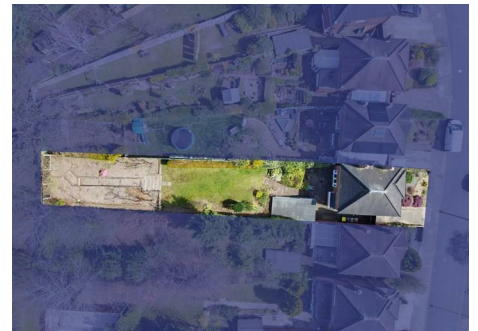
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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